



# BROOMHILL PROPERTY SHOP

*Your one-stop, property shop*



## Flat A, 2 Moorgate Avenue, Crookesmoor, Sheffield, S10 1EQ

Rent: £740.00 pcm, including water rates & Internet only – excludes all other utilities & council tax

Rent Schedule: Monthly in advance

Security Deposit: Total £740.00

Bills Package: Unihomes package available for electricity & TV licence (optional)

Council Tax: Band A - not applicable for full-time students

EPC Rating: C

Tenancy Dates: 2nd September 2026 – 31st August 2027

- Ground Floor Studio Flat
- Pull Down Double Bed
- Modern Shower Room
- Fitted Kitchen
- Economy 7 Heating
- First come first serve Private Parking
- Deposit - 1 Months Rent
- Available -2nd September 2026 - 31st August 2027
- Rent - £740 pcm - Water Rates & Internet Included
- Unihomes Bills package available upon request

**£740 PCM**

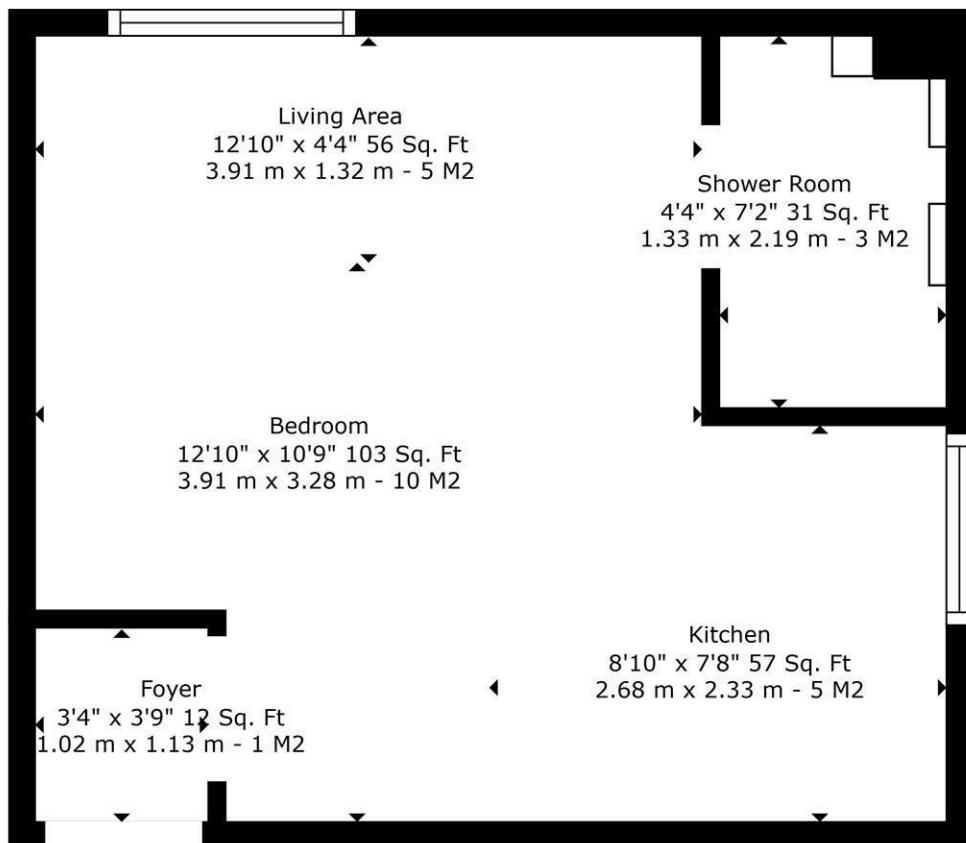
**Available: 2nd September 2026**





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BROOMHILL  
PROPERTY SHOP

**TOTAL: 266 sq. ft, 25 m2**  
2 MOORGATE AVE, FLAT A: 266 sq. ft, 25 m2

Sizes And Dimensions Are Approximate. Actual May Vary

Energy Efficiency Rating	
	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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